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GROUP

Attachment 1

Response to Guidelines: MUP Application for Design Review
2100 Queen Anne Avenue N
MUP#3034141 -LU

1. **Please describe the proposal in detail, including types of uses; size of structure(s) location of structure(s), amount, location and access to parking; special treatment of any physical site features (vegetation, watercourses, slopes) etc.**

The proposal is for a 7-story mixed use building located in Seattle's Queen Anne neighborhood. The project encompasses most of the block and is bounded by Queen Anne Avenue North, Boston Street, 1st Avenue North, and Crockett Street. The site area is 79,800 SF and currently consists of a Safeway grocery store constructed in 1962 and a surface parking lot on the north, west and south sides of the store. The site slopes downwards approximately 12 feet east to west and roughly 20% of the site is covered by tree canopy. The proposed mixed-use building will contain approximately 323 residential units, 50,000 SF Safeway grocery store at the ground level and accessory parking. The provided underground parking is accessed from Crockett Street and consists of 160 stalls for commercial parking and 184 residential parking stalls. With an intentional design focus on connectivity and walkability, the project will feature increased pedestrian and landscaping improvements along all four sides of the block. The main grocery store entry will be from south west corner of the site, this corner will consist of a plaza with outdoor seating, public art, as well as various landscaping and hardscaping improvements. The plaza will create a dynamic, outdoor space for the public to congregate, relax and interact.

2. **Please describe in narrative text and on plans any specific requests for development standard departures, including specific rationales(s) and a quantitative comparison to a code-complying scheme. Include in the MUP plan set initial design response drawings with at least four (4) colored and shadowed elevation drawings and site/landscape plan.**

Departure Request 1:

Requirement: 23.47A.008.B.2 Transparency: At nonresidential uses 60% of the street-facing facade between 2 feet and 8 feet above the sidewalk shall be transparent.

Proposal: Request that the nonresidential portion of 1st Ave N provide 0% transparency.

Justification: The grocery store loading dock occupies 25% of the 1st Ave N façade. Glazing could be provided to comply with the code requirement, but the program is not ideal for transparency. Instead, an art screen is proposed to provide visual interest for pedestrians. Please see Sheet T1.2 for diagrams.

EDG feedback: This item was not identified at the time of the EDG meeting.

Departure Request 2:

Requirement: 23.47A.008.C.5.a Along a principal pedestrian street (Queen Anne Ave N), the maximum width and depth of the building structure is 250'.

Proposal: Propose the width of the building structure along Queen Anne Ave N to be +/-269' along Queen Anne Ave N.

Justification: The design includes a +/-53’ wide plaza at the corner of Queen Anne Ave N and Crockett that provides an opportunity for pedestrian interaction with seating and variety of spaces as well as a larger area for the bus stop. Another +/-17’ wide plaza occurs at the residential lobby entry. Both plazas create a break in the structure, thus reducing the linear footage along Queen Anne Ave N to +/-199 ft. The proposed plazas provide a better pedestrian and visual experience while still meeting the intent of the code. Additionally, the ground level facade is set back 5’ along Queen Anne Ave N, providing more areas for seating and landscaping. Please see Sheet T1.3 for diagrams.

EDG feedback: The board indicated preliminary support for this departure as it could potentially help the project better meet the criteria in DC3 Open Space Concept

Departure Request 3:

Requirement: 23.47A.014 Upper Level Setbacks - 75' height limit, portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.

Proposal: Request the average setback for Boston St (North) to be an average of 5.5'

Justification: The North facade features an upper bay at the corner of Boston & 1st Ave that reinforces the corner and signifies the gateway into the neighborhood (CS2.1). The corner bay terminates at Level 6 and the building sets back 6’-8’ at Level 7. Please see Sheet T1.8 for diagrams.

EDG feedback: This item was not identified at the time of the EDG meeting.

Departure Request 4:

Requirement: 23.47A.008D.2 - Residential Uses at Street Level: Where residential uses are located along a street-level street-facing facade, the floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

Proposal: Request to allow the unit entry stoops and vestibule to occur at 30” above grade. The main living space of the unit is located at Level 2 which is 5’ or more above grade.

Justification: This will provide design flexibility to provide a more graceful design because the unit entry is not reduced in size due to the stairs & landings. The sidewalk is more than 10' from the unit & the main living space of the unit is 4' or more from grade – meets the code intent to provide defensible space between the living unit & the public R.O.W. Please see Sheet T1.2 for diagrams.

EDG feedback: This item was not identified at the time of the EDG meeting.

Departure Request 5:

Requirement: 23.47A.032.A.1.a - Parking location and access at NC zones: Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible, the Director may allow street access.

Proposal: Request that access to parking occur at both Boston Street and Crockett Street. See 3/T1.10.

Justification: A second parking access for commercial parking reduces the number of cars accessing the garage from Boston St. SDOT supports the commercial parking access of Crockett St. Please see Sheet T1.10 for diagrams.

EDG feedback: The Board indicated preliminary support for this departure as it could help the project better meet the criteria in DC1-B Vehicular Access and Circulation.

Departure Request 6:

Requirement: Section 23.22.100.E states that the design of sidewalks shall meet the standards of the Seattle Right-of-Way Improvements Manual. Section 4.1.2 of the Seattle Right-of-Way Improvements Manual states that the City of Seattle Standard Plans and Specifications shall be followed.

Proposal: We are proposing a rolled curb extending through one of the wings of a type 430A standard driveway and continuing 25.5' further where type 410 curb would normally be required. All other design elements of the driveway will comply with standard type 430A design.

Justification: We are requesting this departure such that exiting trucks from the proposed loading dock will be able to complete their turn without deleterious effects to a vertical curb. For the driver to successfully complete the exit turn from the loading area, the rear wheels of the trailer will track over the sidewalk and over the curb onto Boston Street. It is likely that a vertical curb would be damaged if it were regularly subjected to this vehicle travel.

EDG feedback: This item was not identified at the time of the EDG meeting.

Type 1 Decision Request 1:

Requirement: 23.47A.008.C.6. All structures abutting a principal pedestrian street (Queen Anne Ave N) that include more than 5,000sf of street-level commercial uses shall provide small commercial uses. For a 50,000-sf grocery store, 8 small commercial spaces are required.

Proposal: Propose to provide the 50,000-sf grocery store on the site with no independent commercial spaces. Based on neighborhood feedback & EDG Comments, we have designed the storefront to have a Starbucks coffee shop (operated by Safeway) with a separate entry from Queen Anne Avenue and seating next to the coffee area that is visible and accessible from the sidewalk. Additionally, we have moved the floral shop to Queen Anne Avenue with a counter facing the sidewalk and a large operable window that can be opened to the floral department. We have also set back the building 5 ft. in front of the floral dept. with seating for the public to use.

Justification: Please see Item 5 response (below).

EDG feedback: The board urged the Developer to consider adding an operable door to the coffee shop and an operable window for the floral dept.

Colored Elevations are provided on pages DR-1.10 – DR-1.20 of the plan set.
Shadow studies are provided on page DR1.30.
Sections with adjacent context are provided on page DR1.40.
Colored site/landscape plan is provided on page DR1.01, DR1.02, DR1.03 sheets of the plan set.

3. Please describe how the proposed design responds to the Early Design Guidance.

PRIORITIES & BOARD RECOMMENDATIONS

1. Design Review Process:

a. The board expressed their appreciation for the significant public outreach performed prior to this meeting and the large number of well-informed and process-appropriated comments by the public in attendance.

2. Massing Schemes:

a. The Board unanimously supported Option 3, finding the upper level setbacks and three-part massing scheme to be effective strategies for mitigating the height, bulk and scale of this Large project.

The applicant has pursued Option 3 massing as directed by the DRB.

b. The Board provided input suggesting the continuous expression of the first-floor plinth needed to be further developed on and asked the design team to develop a design that would break up and/or modulate the façade length to strengthen the three part massing concept and street-front design. (CS2-D. DC2-A)

The first-floor plinth is used as an organizing principal to differentiate the 3 different upper residential buildings from the ground level store. As the architectural concept has advanced, the plinth is now more subtle. For example, Building C has the ground level brick expression to distinguish the store from the residential building above. As Building C turns the corner, the ground level brick terminates at a landscaped stair connection to grade. Building B ground level expression consists of brick townhouses as grade. At 1st Ave N, the brick townhouses terminate at a landscaped stair connection to grade. The plinth here is a landscape screen between Building A and B. Please refer to DR1.1 & DR1.2.

3. **Crockett Street:**

a. The Board suggested the pedestrian experience along this well used street needed to be addressed as the design evolved, identifying the blank wall condition and curb cut as design items to be addressed. The board recommended the applicant to explore design options that would create greater levels of connectivity and engagement and opportunities for human interaction at this edge. (PL1-B, PL3, CS3-II, DC2-I.ii)

b. The Board noted that the upper level massing break at this edge would seem to indicate a connection from the courtyard level to the street and as such presented a unique opportunity to clearly express the break in massing above the ground plane. The board asked the applicant to explore this possibility. (CS2-II, DC4, CS3-I, PL3, CS3-II, DC2-I.ii)

The applicant has now shifted the courtyard stair away from 1st Ave N to occur between Building B and C. This shift provided space to add an additional unit to connect to grade, enhancing the residential character of this corner. The landscape stair landing has been enhanced to provide a charming arbor similar to single family home entries to further enhance the residential character and begin the transition to commercial space west of the parking garage entry. At Building C, robust landscaping and glazing were added to provide both visual interest, and views into the deli area while simultaneously adding light into the deli seating area. Please refer to DR1.10, A1.3, A1.4, A1.5 for reference.

4. 1st Avenue North:

a. The board agreed that the central portion of 1st Avenue North (not shown in the packet) would be expected to meet the criteria identified above for Crockett street, including the

development of an active and engaging street scape and explorations of a street level expression of the upper level massing break. (CS2-II, DC4, CS3-1, PL3, CS3-II, DC2-I.ii)

The applicant has addressed this comment by further developing the at grade residential unit entries along 1st Avenue North. These entries respond to surrounding context by incorporating the stoop character of the single-family homes along 1st Avenue. A landscaped stair connection from the Level 2 courtyard to grade reinforces the break between Buildings A and B which provides an opportunity for residents to enter and exit the courtyard as they embark upon a walk and activate the activity on the sidewalk. The north portion of the 1st Avenue front is the primary residential entry lobby. There will be much activity visible within and increases transparency of the lobby providing a welcoming carved entryway to the building. Please refer to DR1.20, A1.3, A1.4, A1.5 for reference.

5. Queen Anne Avenue North:

a. Echoing extensive public comment, the Board did not support this proposed configuration of uses and architectural expression, finding it unlikely to create an active and vibrant pedestrian environment. The Board expressed deep concern regarding the lack of porosity and singularity of the use and limited potential to foster human interaction (CS3-II.i, PL3-I.ii, PL3-C-1)
b. The Board noted that the particular requirements of any proposed use of prospective tenant are outside Guideline criteria (and their expertise) and agreed that the street edge must be programmed and configured to meet the spirit of the Design Guidelines, particularly those for the Upper Queen Anne Neighborhood that call for individual storefronts with a diversity of scale and appearances. (PL3-I.ii, PL2-II)
c. The board agreed that a critical component in creating a vital urban environment that fosters human interaction was the porosity of the street edge. The board noted that extensive glazing could contribute to this but citing several unsuccessful recent examples, agreed that multiple additional entrances could likely be required along this extensive street front.

The applicant has responded to this concern by reconfiguring the retail uses along Queen Anne Ave N to create a more activated relationship between the inside-outside of the store. The proposed design shows the coffee area has been moved to the street front along with a dedicated entry. The floral shop has also been reconfigured to include a large opening between the stores and the street front. These uses complement the other entries at the sidewalk: there are now 3 entries along Queen Anne Avenue, an entry into the store, an entry into the Starbucks coffee area, and a residential building entry. The architectural modulation has been designed to accentuate these different uses and the operable windows provide multiple moments of interaction between these programs and the sidewalks. The number of openings and transparency will create a lively street front that echoes the small storefronts along Queen Anne Ave.

The building modulation includes setbacks of 5 ft. to provide for and encourage pedestrian seating with overhead weather protection. The large corner plaza at the south side of the building provides yet another opportunity to activate the street frontage by providing public seating, landscaping, art, an outdoor fireplace and operable windows into the deli area – all to encourage people to come and site and serve as a community gathering space. Please refer to DR1.10, 3/T1.3 for reference.

RESPONSE TO THE DESIGN REVIEW GUIDELINES IDENTIFIED AS PRIORITIES FOR THIS SITE:

CS1. Natural Systems and Site Features: Use natural systems/features of the site and its surroundings a starting point for project design.

CS1-A Energy Use: CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.	*Applicant's Response:* *A decision was made early in the design to provide energy efficient heating and cooling for the building.*
CS1-B Sunlight and Natural Ventilation: CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. CS1-B-2 Daylight and shading: Maximize daylight for interior and exterior spaces and minimize shade on adjacent sites. CS1-B-3. Managing Solar Gain:	*Applicant's Response:* *The initial driver of the form of the project is to divide the maximum allowable building mass into three separate entities to provide large amount of open spaces that can bring more light and air to non-street facing residential units but also provide a variety of outdoor and indoor shared amenity spaces. [Reference A1.5 & DR1.30]* *The setback at the upper levels of each of the buildings is increased to minimize the shading impact on the surrounding area. A residential courtyard is created in the space between the three building and allows for a maximized use of natural daylight and ventilation. [Reference A1.5 & DR1.30]*
CS1-C Topography CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design. CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.	*Applicants Response:* *The existing topography of the site which increases about 15' from West to East is used to the advantage of the project by providing two street level entry ways to the Safeway store on the Queen Anne Avenue front. Raised townhouse-like walk ups are located on1st Avenue where the topography increases. [Reference A0.1]*
CS1-D Plants and Habitat CS1-D-1. On-Site Features CS1-D-2. Off-Site Features	*Applicants Response:* *Please refer to the landscape plans for proposed plant species.*
Upper Queen Anne Supplemental Guidance:	
CS1-I Response to Site Characteristics: CS1-I-i. Solar Orientation: Building massing should maximize light and air to the street and other landscaped areas. CS1-I-ii. Stormwater Management:	*Applicant's Response:* *See CS1-B response.The plaza located at the southwest corner of the site allows the entry way of the grocery store to be a consistently bright and activated public space. Please refer to the landscape plans for the locations of bio-retention planters. [Reference A1.3 and A1.5]*

CS2. Urban Pattern and Form: Strengthen the most desirable forms, characteristics and patterns of the streets, block faces, and open spaces in the surrounding areas.

CS2-A Location in the City and Neighborhood CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong sense of identity already exists and create a sense of place where the physical context is less established. CS2-A-2 Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or designed given the context, and design accordingly.	*Applicant's Response:* *Various neighborhood characteristics studies have been carried out throughout the design process. These studies have allowed both the materiality and form of each of the three masses to respectfully respond to their adjacent street character and relate to the existing identity of the neighborhood. On Queen Anne Avenue, warm colored brick and modulation of the storefronts allow it to relate to the small retail character of the neighborhood. On 1st Avenue, raised town houses respond to the stoops of the adjacent single-family homes. At the corner of 1st Avenue and Boston Street, the corner bay is symbolically derived from the form of the historic 4 square homes that commonly exists all over the Queen Anne Hill. Together, these moves allow the project to amplify the existing sense of place and neighborhood character. [Reference DR1.10 & 1.20]*
CS2-B Adjacent Sites, Streets, and Open Spaces CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing. CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.	*Applicant's Response:* *See responses above. The overall building mass is intially divided into two bars to provide a visual corridor and continue the character of N/S alleys in the surrounding blocks. As the site is located at the seam between two offset street grids, a secondary E/W visual corridor is carved in the larger massing bar to mitigate this offset grid. This allows the project to make a stronger connetion to the neighborhood. [Reference A1.5]* *The project provides numerous connections to the R.O.W. with various entries and openings along Queen Anne Ave N, courtyard and stoops along Crockett and 1st Ave N, and the residential lobby entry at Boston. [Reference A0.1, A1.3, A1.4, A1.5]*
CS2-C Relationship to the Block CS2-C-1. Corner Sites: Corner Sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances. CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence.	*Applicant's Response:* *The Boston & 1st Corner features an elevated corner bay and serves as a gateway entry towards Queen Anne from the east. At the corner of Queen Anne and Crocket, the plaza creates an interactive focal point at grade that is balanced with the corner massing on the upper floors. [Reference DR1.10 & DR1.20]* *The street edge along Queen Anne is defined by the ground level brick character, creating a strong datum, while the upper floors feature a datum at*

	Level 6 that relates to the Trader Joe's building to the south.
CS2-D Height, Bulk and Scale CS2-D-1. Existing Development and Zoning: CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). CS2-D-4. Massing Choices CS2-D-5. Respect for adjacent site	*Applicant's Response:* *As the east side of the project transitions to single family homes, the program, scale, and modulation of the east side of the building respects its context through walk up townhomes, modulating bays and set backs at the top two floors that minimize the scale of the building.*
Upper Queen Anne Supplemental Guidance:	
CS2-I Corner Lots CS2-I-i. Corners As Activity Nodes: Buildings sited on the corner lots should take advantage of their role as community activity nodes CS2-I-ii. Visual Anchor: Special features and strong building forms should be used to visually anchor the block. CS2-II Height, bulk and Scale Compatibility CS2-II-i. Breaking up Building Mass: The height, bulk and scale of new buildings should reflect the architectural character and scale of the community. Building mass should be broken into distinct but related sections that reflect the historic 30 and 45-foot-wide lot sizes. CS2-II-ii. Preferred strategies for Modulation: CS2-II-iii. Top Floor Setback: CS2-II-iv. Setbacks where commercial abuts Residential:	*Applicant's Response:* *See CS2-C response above.* *The massing concept consists of the first-floor plinth being used as an organizing principal to differentiate the 3 upper residential buildings from the ground level store. As the architectural concept has advanced, the plinth is now more subtle and instead the character of 3 buildings has evolved so that they respond to the unique character of each street. Building C has the ground level brick expression to distinguish the store from the residential building above. As Building C turns the corner, the ground level brick terminates at a landscaped stair connection to grade. Building B ground level expression consists of brick townhouses as grade. Building A has a more vertical expression with a corner bay to emphasize its gateway location. The materiality, modulation and detailing of the three separate buildings creates a cohesive character that reflects the values and aesthetics of the community. [Please refer to DR1.10 & DR1.20.]* *Setbacks: All 3 buildings have generous upper level setbacks. Please refer to Sheet T1.8*

CS3. Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3- A Emphasizing Positive Neighborhood Attributes CS3-A-1. Fitting Old and New Together: CS3-A-2. Contemporary Design: CS3-A-3. Established neighborhoods CS3-A-4. Evolving Neighborhoods	*Applicant's Response:* *See CS2 responses above.*

CS3-B Local History and Culture CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. CS3-B-2. Historical/Cultural references:	*Applicant's Response:* *See CS2 responses above.* *The project team began the design process by thoroughly exploring the unique history and culture of the Queen Anne neighborhood. This exploration manifested in the massing, modulation and materiality of the proposed project to create moments of placemaking that eventuate the existing character of the neighborhood.*
Upper Queen Anne Supplemental Guidance:	
CS3-I Streetscape Compatibility CS3-I-i. Architectural Diversity: Buildings that reflect a diversity of architectural shapes, sizes, styles and themes are considered positive attributes of the Queen Anne neighborhood. CS3-I-ii. Older and Historic Buildings: CS3-I-iii. Wider Sidewalks: CS3-I-iv. Streetscape Improvement: CS3-II Architectural Context CS3-II-i. Desired Historic Architectural Characteristics: CS3-II-ii. Features Especially Encouraged: CS3-II-iii. Small Local businesses: Retail spaces are preferred that are suitable for family run or small, local businesses. Buildings designed for large businesses or franchises typically don't provide the desired neighborhood character and village scale.	*Applicant's Response:* *See CS2 responses above.* *Streetscape compatibility along Queen Anne Ave: The building is setback an extra 5' from the sidewalk to create opportunities for planters, landscaping and public seating. This prioritizes the streetscape and pedestrian experience of the proposed project. This is further enhanced by using high quality brick at the street level combined with canopies for pedestrian weather protection and use of multipaned storefront windows to visual interest and a highly transparent façade.*

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces: PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the side and quality of project related open space available for public life.	*Applicant's Response:* *The plaza at the southwest corner of the building will act as an open public space that supports community gathering. Other open spaces in the project consist of the upper residential courtyard that brings together the three building masses.* *Each street includes significant landscape areas and wide sidewalks that provide a better experience than what exists today.* *Within the building we have created several areas for residents to connect with each other [Reference T1.9 and landscape plans]*
PL1-B Walkways and Connections PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure.	*Applicant's Response:* *See response CS2-B above.*

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation. PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces.	
PL1-C Outdoor Uses and Activities: PL1-C-1 Selecting Activity Areas PL1-C-2. Informal Community Uses PL1-C-3. Year-Round Activity	*Applicant's Response:* *See responses CS1-A & B and CS1-i above.*
Upper Queen Anne Supplemental Guidance:	
PL1-I Pedestrian Open Spaces and Entrances *PL1-I-i. Outdoor Gathering Space: Courtyards and other pedestrian open spaces that accommodate outdoor eating, serve as public gathering areas, or provide greenery along the streetscape are especially encouraged. Such areas should be sited, if possible, to allow sunlight to penetrate.*	Applicant's Response: *See responses CS1-A & B and CS1-i above.* The plaza located at the southwest corner of the site acts as an open gathering space for both pedestrians and shoppers. It creates a space for eating, drinking, enjoying sunny days or sitting by the fire on colder winter days. It acts as an extension of the commercial character of Queen Anne Avenue and provides additional space for larger community get-togethers.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design.	*Applicant's Response:* *The main building entries will be accessible. See A1.3*
PL2-B Safety and Security PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance. PL2-B-2. Lighting for safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights. PL2-B-3. Street-level transparency: Ensure transparency of street-level uses.	*Applicant's Response:* *The project provides many opportunities for connections to the R.O.W. by activating the street, provides eyes on the street, and maximizes transparency. A conceptual lighting plan will be provided as part of the Recommendation Packet to address lighting for safety.* *[Reference A0.1, A1.3, A1.4, A1.5, T1.2]*
PL2-C Weather Protection PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged. PL2-C-2. Design Integration: PL2-C-3. People friendly spaces: Create an artful and people-friendly space beneath the building.	*Applicant's Response:* *Overhead weather protection is provided at all entries as well as along the retail frontage at Queen Anne Avenue to provide a year-round vibrant space. [ReferenceT1.3 for canopy diagrams]*
PL2-D Wayfinding PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.	*Applicant's Response:* *Signage is proposed at commercial and residential entries to ensure easy wayfinding at the street level. A signage concept plan will be provided as part of the Recommendation Packet. [Reference DR1.10 & 1.20]*

Upper Queen Anne Supplemental Guidance:	
PL2-I: Corner Lots PL2-I-i. Curb Bulbs PL2-II: Pedestrian Open Space and entrances PL2-II-i. Building setbacks for wider sidewalks PL2-II-ii. Recessed retail entry areas: PL2-II-iii. Avoiding Dark, Unusable Spaces: PL2-II.iv. Pedestrian Weather protection: avoid continuous and uniform canopies. PL2-II-v. Pedestrian Amenities and street furniture: **PL2-III. Personal Safety and security** PL2-III-i. Sidewalk obstructions: PL2-III-ii. Tree Grates: PL2-III-iii. Curb bulbs and crosswalks: PL2-III-iv. Curb Cuts: PL2-III.v. Security and Visibility:	*Applicant's Response:* *New curb bulbs will be added to the corner of 1st Ave N and Boston St as well as Queen Anne Ave and Crockett St. The building is set back an additional 5' from the property line along Queen Anne Ave N to allow for a wider sidewalk and more pedestrian-related activities. The retail store fronts are inset to allow modulation every 30' to allow for integrated seating, weather protection and spaces to display merchandise. Continuous overhead weather protection is provided along Queen Anne Ave N for pedestrian convenience and as required by code. Please refer to the landscape sheets for the pedestrian amenities that will be provided along all 4 ROWs* *See PL2-A, B, C & D responses above.*

PL3 Street level Interactions: Encourage Human Interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries: PL3-A-1. Design Objectives: Design Primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors. PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately. PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements.	*Applicant's Response:* *Residential Entries: Several residential entries occur at each building. Building A has a glassy corner lobby that is counterbalanced by the more solid upper massing bay. Building B accommodates an entry midway through the block and Building C's lobby is accessed from Queen Anne Avenue with a recessed glassy entry that relates to the vertical massing form above. [See DR1.10 & DR1.20.]* *Residential unit entry stoops are designed at a smaller scale to provide a welcoming but intimate entrance for the residents with small scale individual canopies and raised stoops. [See DR1.10 & DR1.20.]* *Commercial Entries: There are 3 separate entries into the grocery store. 2 along Queen Anne Avenue and one at the corner of Queen Anne Ave and Crocket St. adjacent to the large public plaza that is being provided.*
PL3-B: Residential Edges: PL3-B-1. Security and Privacy PL3-B-2. Ground-Level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street. PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.	*Applicant's Response:* *The unit entry stoops, and vestibule occur at 30" above grade to allow for a graceful transition into the main living space. The sidewalk is separated from the entries by more than 10' from the units and the main living space of the unit is 4' or more from grade, with a wide, robust landscape buffer*

	providing adequate privacy and separation from the sidewalk. See T1.2.
PL3-C Retail Edges: PL3-C-1. Porous Edge: PL3-C-2. Visibility: PL3-C-3. Ancillary Activities:	Applicant's Response: See CS2-C, CS2-I, CS3-I, and PL2-I responses above.
Upper Queen Anne Supplemental Guidelines:	
PL3-I Human Activity PL3-I-i. Outdoor Dining: PL3-I-ii. Individualized storefronts: PL3-II Pedestrian Open Space and Entrances: PL3-II-i. Operable Storefront windows: PL3-II-ii. Retail use and open space at sidewalk level: **PL-III Streetscape Compatibility** PL3-III-i. Ground level Residential	Applicant's Response: See PL3-B, CS2-C, CS2-I, CS3-I, and PL2-I responses above.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit

PL4-A Entry Locations and Relationships PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel. PL4-A-2. Connections to All Modes:	Applicant's Response: *Primary entries into the building are all located off generous sidewalks and plazas. The applicant has worked with SDOT to locate safe and convenient parking access. See A0.1*
PL4-B Planning ahead for bicyclists PL4-B-1. Early Planning PL4-B-3. Bike Connections	*Applicant's Response:* *Residents will have 2 lobby entries and 2 sets of exterior stairs to connect to grade. Bike storage has been located in several locations throughout the building to facilitate the entry and exit of bikes from the building. See A1.1-A1.3*
PL4-C Planning Ahead for Transit PL4-C-1. Influence on Project Design: PL4-C-2. On-site Transit stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.	*Applicant's Response:* *There is an existing bus stop on Queen Anne Ave N. Pedestrian improvements are incorporated to support transit riders such as landscape features, covered waiting areas and seating.*
Upper Queen Anne Supplemental Guidance:	
PL4-I Pedestrian Open Spaces and Entrances PL4-I-i. Bus Waiting Facilities in Buildings: PL4-II Personal Safety and Security PL4-II-i. Bus Bulbs: Coordinate with Metro Transit to provide bus bulbs.	Applicant's Response: *The applicant is reviewing the proposed curb bulb on Queen Anne and Crockett with SDOT and Metro. See previous response PL4-C.*

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site

DC1-A Arrangement of Interior Uses DC1-A-1. Visibility DC1-A-2. Gathering Places DC1-A-3. Flexibility DC1-A-4. Views and Connections.	Applicant's Response: *Program uses have been deliberately and thoughtfully located with the surrounding context, grades, solar orientation in mind. Please also refer to previous responses for CS1,2,3, PL1,2,3.*
DC1-B Vehicular Access and Circulation DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses and delivery areas that minimize conflict between vehicles and non-motorist wherever possible.	*Applicant's Response:* *Vehicle access into the building is from the north and south similarly to alley access points in the adjacent blocks. Delivery and service loading is accessible from Boston street through the alley. The applicant has provided an extra 10 ft. adjacent to the existing narrow alley to provide a better entrance for vehicles. Please see PL4-A response.*
DC1-C Parking and Service Uses DC1-C-1. Below-Grade Parking: DC1-C-2. Visual Impacts: Reduce the visual impacts of parking structures, entrances and related signs as much as possible. DC1-C-4. Service Uses: Locate and design service entries, loading docks and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.	Applicant's Response: *All parking will be located below grade.* *Grocery store loading areas will occur off the alley and truck loading has been accommodated by increasing the alley width and providing for a building setback at the south edge of the alley. Residential trash for Building A and C is located off the alley. Building B does not have alley access and thus the trash access is located off 1st Ave N. All trash will be screened.* *See A0.1, A1.1-A1.3, and T1.10.*
Upper Queen Anne Supplemental Guidance:	
DC1-I Parking and Vehicle Access DC1-I-i. Parking on Queen Anne Avenue: DC1-I-ii. Access to Parking: DC1-I-iii. Preserving Existing Sidewalk Areas: DC1-I-iv. Widening Narrow Alleys: DC1-II Screening of Dumpsters, Utilities and Service Areas DC1-II-i.	Applicant's Response: See DC1-C response above.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on site and within its surroundings.

DC2-A Massing DC2-A-1. Site Characteristics and Uses DC2-A-2. Reducing Perceived Mass	Applicant's Response: See CS1, CS2, CS3 responses above.
DC2-B Architectural and Façade Composition DC-B-1. Façade Composition: Design all building facades- including alleys and visible roofs – consider the composition and architectural expression of the building as a whole. DC-B-2. Blank Walls: Avoid large blank walls along visible	Applicant's Response: *The Applicant has been sensitive to this and has deliberately reduced the amount of FAR they are building in order to provide a more thoughtful overall mass and scale which has been reduced by breaking it up into three separate building*

facades wherever possible. Where expanses of blank walls, retaining walls, or garage facades of unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.	*forms. While each of these buildings has its unique expression derived from its location and program, the materiality and façade composition allow for a unified and cohesive expression for the project. High quality materials and simple colors are drawn from the surrounding neighborhood and used throughout the project. [Reference DR1.10 and DR1.20.]*
DC2-C Secondary Architectural Features DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating secondary elements into the façade design. DC2-C-3. Fit with Neighboring Buildings	*Applicant's Response:* *Secondary architectural features include canopies, signage, balcony and stoops to add depth and reinforce the architectural character of the 3 buildings. See also CS2 responses.* [Reference DR1.10 and DR1.20.]
DC2-D Scale and Texture DC2-D-1. Human Scale DC2-D-2. Texture	*Applicant's Response:* *See CS2, CS3, and DC2-C response above.*
Upper Queen Anne Supplemental Guidance:	
DC2-I Architectural Concept and Consistency DC2-II Human Scale DC2-II-i. Pedestrian Orientation DC3-III Treatment of Alleys	*Applicant's Response:* See CS2-A, B, C, D, CS2-II, CS3-I, PL1-A, PL1-I, PL2-I, PL3-B, PL3-I responses above. The architecture of Building A will carry into the alley at the ground level. [Reference DR1.20.]

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship DC3-A-1. Interior/Exterior Fit	*Applicant's Response:* *See CS1-I, CS3-I, PL1-A, PL1-I responses above.*
DC3-B Open Space Uses and Activities DC3-B-1. Meeting User Needs DC3-B-2. Matching Uses to Conditions DC3-B-3. Connections to Other Open Space DC3-B-4. Multifamily Open Space	*Applicant's Response:* *See CS1-I, CS3-I, PL1-A, PL1-I responses above.*
DC3-C Design DC3-C-1. Reinforce Existing Open Space DC3-C-2. Amenities/Features DC3-C-3. Support Natural Areas	*Applicant's Response:* *See CS1-I, CS3-I, PL1-A, PL1-I responses above.*
Upper Queen Anne Supplemental Guidance:	
DC3-I Landscaping to Reinforce Design Continuity with Adjacent Sites: DC3-II Landscaping to Enhance the Building and/or Site DC3-III Landscape Design to Address Special Site Conditions	*Applicant's Response:* *Refer to the landscape sheets for the landscape details for planting materials and landscape street elements.*

DC4 Exterior Elements and Finishes: Use appropriate and high-quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged. DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges and transitions.	*Applicant's Response:* *The materials proposed include a range of high-quality brick, metal, and cementitious panels to provide texture, pattern, and a contextual reference to the Queen Anne neighborhood. Brick is used to ground the buildings and reflect the retail character along Queen Anne Ave N. The metal and cementitious panels are secondary materials that play off the brick. [Reference: A3.1-A3.6]*
DC4-B Signage DC4-B-1. Scale and Character DC4-B-2. Coordination with Project Design	*Applicant's Response:* *A signage concept plan will be provided as part of the Recommendation Packet.*
DC4-C Lighting DC4-C-1. Functions DC4-C-2. Avoid Glare	*Applicant's Response:* *A signage concept plan will be provided as part of the Recommendation Packet.*
DC4-D Trees, Landscape, and Hardscape Materials DC4-D-1. Choice of Plant Materials DC4-D-2. Hardscape Materials DC4-D Trees, Landscape, and Hardscape Materials DC4-D-1. Choice of Plant Materials DC4-D-2. Hardscape Materials DC4-D-3. Long Range Planning DC4-D-4. Place Making	*Applicant's Response:* *Refer to the landscape sheets for the landscape details for planting materials and landscape street elements.*
Upper Queen Anne Supplemental Guidance:	
DC4-I Exterior Finish Materials: DC4-I-i. Building for the Long Term DC4-I-ii. Cladding Materials: High Quality cladding materials, such as brick and terracotta, tile, natural and cast stone are suitable for the planning area. Brick is the most common surface treatment in Queen Anne's commercial areas and is strongly encouraged. Materials that are subject to fading and discoloration should also be avoided. DC4-I-iii. Ground-floor Façade Materials DC4-I-iv. Colors. DC4-I-v. Renewable Materials DC4-II Commercial Signage DC4-III Commercial Lighting	*Applicant's Response:* *Refer to DC4-A response above.*